

50-4-39 ✓

WARRANTY DEED  
Joint Tenancy

47-55

TRANSFER  
TAX  
PAID

Know All Men By These Presents

001754

That I, **ROGER D. St. AMAND**, of Winslow in the County of Kennebec, and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **KEITH WILDE** and **LISA M. WILDE** of Winslow in the County of Kennebec and State of Maine, and whose mailing address is 30 Benton Avenue, Winslow, Maine, 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **KEITH WILDE** and **LISA M. WILDE** as joint tenants and not as tenants in common, their heirs and assigns forever;

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, being part of lot numbered four (4) of tract of land known as Elmwood Villa and on map of said land, made by J. H. Burleigh, C.E., filed in Kennebec Registry of Deeds, bounded and otherwise described as follows, to wit:

COMMENCING at a point in the westerly line of Russell Street, just ninety (90) feet from the southwesterly corner of Western Avenue and Russell Street, measured in a southerly direction; thence southerly along said Russell Street sixty (60) feet; thence westerly in a line parallel to the southerly line of Western Avenue fifty (50) feet; thence northerly in a line parallel to the westerly line of Russell Street sixty (60) feet; thence easterly fifty (50) feet to the point of beginning.

ALSO another lot or parcel of land with the buildings thereon situated in said Waterville and being part of a tract of land known as Elmwood Villa, and part of lot designated as lot numbered four (4) of said tract, and on the map of said land, made by J.H. Burleigh, C.E., and filed in Kennebec County Registry of Deeds, being part of the premises deeded to Thomas R. Manners on the 24th day of June, 1903, by Charles P. Crommett, said deed being recorded in Kennebec Registry of Deeds, Book 455, Page 12, bounded and also described as follows, to wit:

COMMENCING at the southwesterly corner of Western Avenue and Russell Street, so-called, running thence westerly along the southerly side of Western Avenue, fifty (50) feet; thence southerly (90) feet; thence easterly fifty (50) feet; thence northerly along the westerly line of Russell Street, so-called, ninety (90) feet to point of beginning.

MEANING AND INTENDING to convey that same premises conveyed to Roger D. St. Amand by Warranty Deed from Michael D'Avolio dated November 13, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2531, Page 52.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **KEITH WILDE** and **LISA M. WILDE** as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **ROGER D. St. AMAND** have hereunto set my hand and seal this 29th day of January, 1988.

Signed, Sealed and Delivered  
in the presence of

Robert M. Marden

ROGER D. St. AMAND

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: January 29, 1988

Personally appeared the above named **ROGER D. St. AMAND** and acknowledged the above instrument to be his free act and deed.

Before me,

Robert M. Marden

Notary Public

Print Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

RECEIVED KENNEBEC SS.

1988 FEB -1 AM 9:00

RECORDED FROM ORIGINAL

Robert M. Marden  
Attorney at Law/Notary Public  
My Commission Expires Nov. 5, 1988